

NOTICE

DISCLOSURE OF ASSIGNMENT AND EQUITABLE INTEREST

Notice to Seller and/or End Buyer

This notice is given by _____ (the "Disclosing Party") to ☐ the Seller and/or ☐ the Buyer named below, regarding the real property located at: _____, City: _____, State of _____, ZIP: _____ (the "Property"), and the purchase agreement concerning the Property dated _____, 20____ (the "Agreement").

- 1. EQUITABLE INTEREST ONLY.** The Disclosing Party holds only a contractual and equitable interest in the Property arising from the Agreement. The Disclosing Party is not the owner of the Property and does not hold legal title to it.
- 2. INTENT TO ASSIGN.** The Disclosing Party intends to assign the Agreement, or otherwise sell or transfer its contractual interest in the Property, to another buyer, and expects to receive compensation (an assignment fee or similar payment) for doing so. That compensation may be substantial.
- 3. PRINCIPAL, NOT AGENT.** The Disclosing Party is not a real estate broker or salesperson acting on behalf of any party to this transaction, is not representing the Seller or the Buyer, and is acting solely on its own behalf as a principal for its own account. No party should rely on the Disclosing Party for advice regarding the value of the Property or the advisability of the transaction.
- 4. INDEPENDENT COUNSEL.** The Seller and the Buyer are each encouraged to seek independent legal, tax, and financial advice from professionals of their own choosing before signing any document or closing the transaction.
- 5. NO MODIFICATION.** Nothing in this notice amends, modifies, or terminates the Agreement or any other contract between the parties. All rights and obligations of the parties remain as stated in the Agreement.
- 6. LOCAL REQUIREMENTS.** Some states require specific disclosures, contract language, or licensing in connection with the assignment or wholesaling of real estate contracts. The parties should confirm the requirements that apply in the State of _____ and any local jurisdiction before proceeding.
- 7. ACKNOWLEDGMENT.** By signing below, each party acknowledges receiving and reading this notice before or at the time of signing the Agreement or any assignment, and understands that the Disclosing Party intends to profit from the transaction as described above.

_____ DISCLOSING PARTY signature Date	_____ DISCLOSING PARTY printed name / entity
_____ SELLER signature (if given to Seller) Date	_____ SELLER printed name
_____ BUYER signature (if given to Buyer) Date	_____ BUYER printed name / entity